



26 Carfax Close, Bexhill-on-Sea, East Sussex, TN39 5EG

Three Bedroom Mid-Terrace House With Garage & Off-Road Parking £269,950 - Freehold

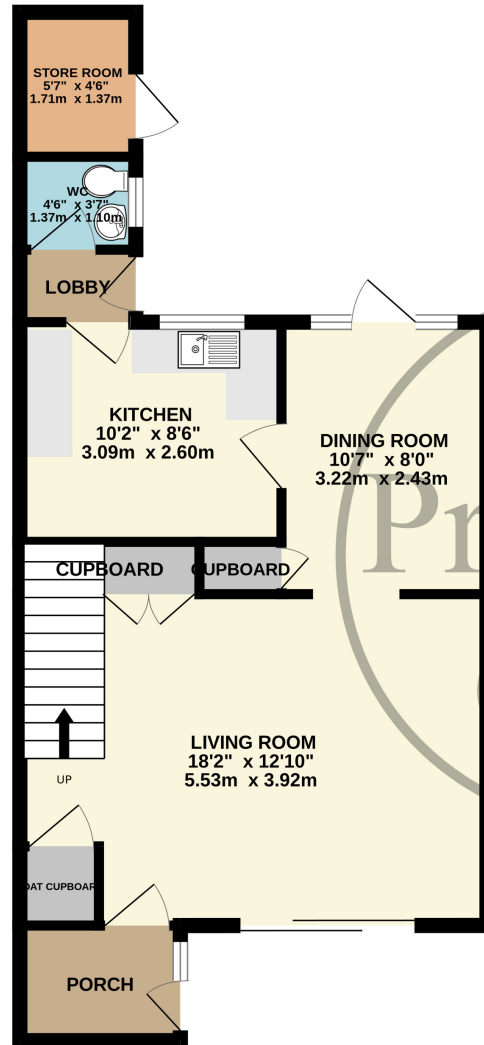




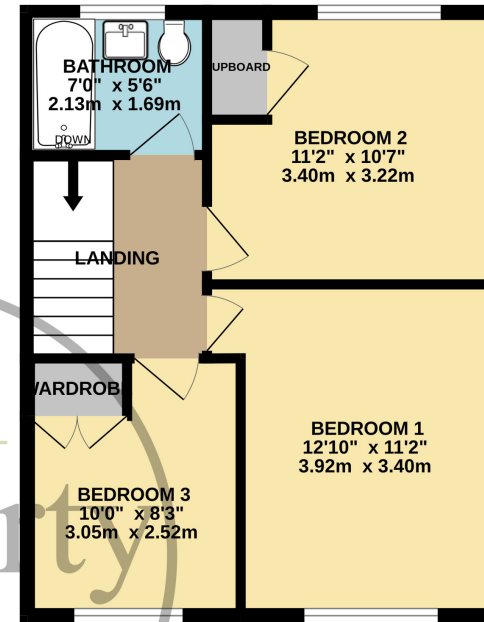
Property Cafe are delighted to present to the market this three bedroom, mid terrace house for sale with garage & off-road parking in a convenient residential pocket of Bexhill close by to local shops and schools. Accommodation and benefits include; An entrance porch leading into a generous lounge ideal for entertaining guests; Separate dining room with a door leading onto the garden; Fitted kitchen with scope & potential to improve; Rear lobby with a separate downstairs WC. Upstairs comprises of three well proportioned bedrooms two of which with fitted cupboards; Family bathroom consisting of a bath with overhead shower attachment, wash basin & WC. Externally the property boasts a private rear garden with additional external store, single garage en-bloc and off-road parking for several cars. The house is offered for sale in well maintained condition however would benefit from some modernisation, gas central heated, double glazed and sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedrooms: 3
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated in a popular residential area of Bexhill only a short walk to Sidley high street offering excellent local amenities and schools. Bexhill town centre itself offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Mid-Terrace House For Sale
- Generous Lounge & Separate Dining Room
 - Downstairs WC
- Three Well Proportioned Bedrooms
 - Private & Sunny Rear Garden

- Additional External Store Room
- Single Garage En-Bloc & Off-Road Parking
- Convenient Residential Location Close By To Local Schools
 - Sold With No Onward Chain
 - Viewing Highly Recommended